

RESOLUTION NO. 2019-52

A RESOLUTION GRANTING SITE PLAN AND VARIANCE APPROVAL TO GEORGE VIZMEG OF GVI, LLC, APPLICANT AND PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF AN INDUSTRIAL BUILDING ADDITION AT 752 MCCAULEY ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on March 12, 2019 the Planning Commission did prudently consider and did recommend to this Council the granting of site plan and variance approvals as hereinafter set forth;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

SECTION 1. That George Vizmeg of GVI, LLC, applicant and property owner, is hereby granted site plan and variance approvals to permit the construction of an industrial building addition at 752 McCauley Road. The property is zoned I-2 Industrial and industrial uses are permitted by right in this district. There are two parcels totaling 1.8 acres which will be consolidated as part of this project.

The existing building is 5,353 square feet in area and the applicant is proposing an addition of 10,848 square feet. The addition will be added to the west side of the existing structure. The exterior of the proposed addition will be comprised of split face block, brick, smooth architectural block and EIFS.

The applicant is proposing to add an additional curb cut onto McCauley Road and add a 19-space parking lot.

This proposal shall be in accordance with the conditions contained herein under Sections 1147.01 through 1147.09 C.O.S.

(A) Said variances granted hereunder include:

1. This approval grants a variance from C.O.S. Section 1147.04 to locate a circulation drive 5' from the west property line (10' minimum required).

(B) Further such approval shall be contingent upon the applicant complying with the following terms and conditions:

1. The applicant shall either execute the Assent and Acceptance By Applicant attached hereto or, in lieu thereof, and pursuant to Section 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$1,300.00 to the City of Stow to guarantee the applicant's faithful performance of all conditions and stipulations contained herein. Said bond shall be in a form approved by the Law Director.
2. To the Building and Engineering Departments' approval of construction plans.
3. To the Fire Department's approval of plans including widening the circulation drive around the building to a minimum of 20' in width.
4. To the City Arborist's approval of landscaping plans.
5. To consolidation of the two lots.

6. To compliance with the site plan and building elevations as approved by the Planning Commission on March 12, 2019, which are incorporated herein by this reference and made a part hereof as if fully reappearing herein.
7. This approval is non-assignable and may not be transferred without the consent of Council.
8. This approval shall expire within one (1) year of the date of this enactment unless prior thereto a building permit has been issued and actual construction undertaken.
9. The authorization granted by this legislation shall become null and void if it is not signed or if the bond is not posted within 30 days from the effective date of this legislation.

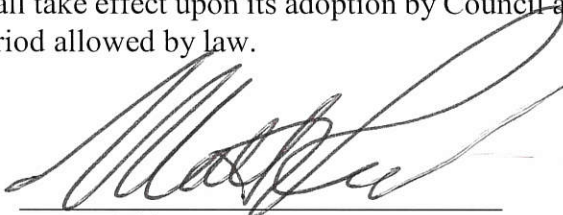
SECTION 2. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 3. That this Ordinance was adopted pursuant to Section 4.11, Charter, and is hereby declared to be an emergency measure necessary for the immediate preservation of the public health and safety for the reason that applicant wishes to proceed with the construction as soon as possible, and, pursuant to Section 4.13, Charter, shall take effect upon its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL 3/28/19

ATTEST


 Bonnie J. Emahiser
 CLERK OF COUNCIL



Matt Riehl
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 3/29/19

APPROVED


 John Pribonic
 MAYOR

FILED WITH CLERK 3/29/19

APPROVED AS TO FORM

EFFECTIVE DATE 3/29/19


 Brendan Mackin
 LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, George Vizmeg of CVI, LLC, applicant and property owner, have read the foregoing enactment by Stow City Council and do hereby assent and accept all terms and conditions contained herein as being the basis upon which approval was granted and upon which the authorized activity is expressly conditioned.

GVI, LLC

 Date

 By: George Vizmeg

RES. NO. 2019-52
 (Site Plan & Variance Approvals –
 George Vizmeg of GVI, LLC – Building
 Addition at 752 McCauley Road)

**I, Bonnie J. Emahiser, Clerk of
 Council, do hereby certify that
 copies of the forgoing were
 posted in accordance with
 Section 10.13 C.O.S.**

Page 2 of 2

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